# 292 Alpine Trail, Kingsport, TN 37663

**$850,000** · MLS #9992677 · 5 bed / 4 bath · www.brphomes.com/mls/9992677




| 5 | 4 | 5,250 | 2006 | 0.26 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2006
**Lot Acreage:** 0.26
**Fireplaces:** 2
**Above Grade Sq Ft:** 3,118
**Lot Dimensions:** 95.68x269.93

**City Taxes:** $2,366.49
**County Taxes:** $2,956.12
**Basement Sq Ft:** 2,132
**Garage Sq Ft:** 779
**Garage Spaces:** 3
**Elementary School:** John Adams
**Middle School:** Robinson
**High School:** Dobyns Bennett

## Description

Elegant Retreat in beautiful East Tennessee! Positioned in the scenic Appalachian Highlands, 292 Alpine Trail offers a rare opportunity to experience the lifestyle so

many are relocating to East Tennessee to find--natural beauty, everyday convenience, and exceptional regional access. Located in the Tri-Cities (Johnson City, Kingsport, and Bristol), this home places you at the center of a growing and highly desirable region known for its quality of life, lower cost of living, and access to outdoor recreation. Outdoor enthusiast can enjoy to Boone Lake, along with easy access to Watauga Lake, South Holston Lake, and Cherokee Lake--each offering its own unique blend of boating, fishing, and scenic beauty. Nestled high in a desirable neighborhood showcasing breathtaking mountain views, this remarkable 5-bedroom residence blends modern elegance with everyday functionality--designed so that nearly everything you need is conveniently located on the main level. **Gourmet Kitchen Excellence** The heart of the home is a sophisticated chef's kitchen, featuring a Blue Star double oven, a Wolf 48" sealed burner rangetop with 6 burners and infrared griddle, and other top-of-the-line appliances. Custom cherry cabinetry, a unique banquette with display rack, a large island with hidden electrical outlets, and a spacious walk-in pantry make this kitchen as functional as it is beautiful. **Inviting Living Spaces** The great room offers warmth and style with a gas fireplace framed by built-in shelving. 14' coffered ceilings add dramatic sophistication, while hardwood floors lead seamlessly into the open floor plan and onto a screened porch where you can take in panoramic mountain vistas. **Luxurious Primary Suite**The main-level primary suite is a true retreat, opening to a private deck. A trey ceiling with indirect rope lighting, dual walk-in closets, a spa-like tiled shower, and a whirlpool tub create a serene sanctuary. **Flexible & Expansive Living*
Travel downward and find a full living wing in the lower level -- ideal for guests or multi-generational living -- complete with its own fully-equipped kitchen, comfortable den with a second fireplace, home theater, four additional bedrooms (one currently utilized as an office) and an elevator bridges all three levels with ease. Upstairs, a bonus room/bedroom offers versatility as a playroom or hobby space **Premium Features & Details** •Pella double-hung windows •Smart home technology •Dining room with plantation shutters •Extensive custom trim & molding •Professionally landscaped grounds •Laundry room with wall-mounted drying rack •3-car garage with built-in shelving •Walk-up attic storage (646 sq. ft.) •2 zoned heat pumps for efficiency •Wide doorways for easy accessibility **Unbeatable Location**
Beyond the Tri-Cities, you're within a scenic drive of Knoxville, home to the University of Tennessee, shopping, dining, and entertainment. Weekend getaways to the Great Smoky Mountains National Park are easily within reach. Adding even more appeal, Asheville, North Carolina--is less than a 1.5-hour drive and offers a vibrant arts scene, award-winning restaurants, and access to the Blue Ridge Mountains, making it an ideal destination for day trips or weekend escapes. With convenient access to I-26 and I-81, along with proximity to top medical facilities, schools, and everyday conveniences, this location supports both lifestyle and long-term value. 292 Alpine Trail is more than a home. It's a lifestyle-- refined, private, unforgettable.

## Features & Amenities

### INTERIOR

2nd Kitchen • Bonus Room • Breakfast • Built-In Electric Oven • Built-in Features • Carpet Flooring • Cedar Closet(s) • Central Air • Cooktop • Den Fireplace • Dishwasher • Disposal • Double Oven • Drywall Walls • Electric Dryer Hookup • Electric Heating • Elevator • ENERGY STAR Qualified Doors • Entrance Foyer • Finished Basement • Floored Attic • Forced Air Heating • French Doors • Granite Counters • Great Room Fireplace • Handicap Modified • Hardwood Flooring • Heat Pump • In Law Suite • Insulated Windows • Kitchen Island • Laundry • Levered or Graspable Door Handles • Media Room • Microwave • Natural Gas Heating • Open Floorplan • Pantry • Playroom • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Remote Controlled Doors • Security Lights • Security System • Smoke Detector(s) • Storage Attic • Tile Flooring • Two-Level • Walk Up Attic • Walk-In Closet(s) • Washer Hookup • Whirlpool • Wired for Data • Zoned

### EXTERIOR

Attached • Back Porch/Patio • Brick Exterior • Concrete Driveway • Covered Porch/Patio • Deck • Garage Door Opener • Garden • HardiPlank Type Exterior • Landscaping • Lawn Sprinkler • Level Lot • Mountain(s) View • Porch • Rear Porch • Screened • Shingle Roof • Sloped Lot • Traditional

### OTHER

Above Average Condition • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

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